

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12714 of Thomas E. Clark, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special excpetion under Paragraph 3101.411 to continue the use of a parking lot in the R-1-B District at the rear of premises 4434 Connecticut Avenue, N.W. (Square 1971, Lot 831).

HEARING DATE: August 16, 1978

DECISION DATE: September 6, 1978

FINDINGS OF FACT:

1. The subject property is located in an R-1-B Zone District at the rear of 4434 Connecticut Avenue, N.W.
2. The subject property has operated for approximately twenty-five years and is presently operating as a parking facility pursuant to this Board's previous order 11366, dated August 23, 1973.
3. The applicant proposes the continuation of this facility to serve as accessory parking for Thomas E. Clark, Inc., a plumbing business, which is located at 4434 Connecticut Avenue, N.W.
4. The subject lot abuts residential properties on the west side but is well screened from the properties by a brick wall, fencing and shrubbery. To the east of the lot is an alley.
5. The lot is a surface parking lot which is located contiguously to the use it proposes to serve, with the only separation being that of an alley.
6. The lot is paved with an all weather impervious surface, and accommodates approximately fourteen vehicles.
7. The commercial property which the lot serves is only twenty-five feet wide, and approximately 140 feet long, with no available space to provide parking.

8. The parking is used exclusively by Thomas E. Clark, Inc., for parking of their service vehicles.

9. The Municipal Planning Office at the public hearing of this application, testified that the lot is reasonably necessary for the business which it serves, that the lot was free of debris and trash, and that it complied with the previous order of the Board. The Board so finds.

10. This application was referred to the Department of Transportation on June 19, 1978. No report was received from the Department of Transportation on this case.

11. Advisory Neighborhood Commission 3F made no recommendation on this application.

12. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above Findings of Fact and the evidence of record, the Board is of the opinion that the continuation of this parking facility will not create any dangerous or otherwise objectionable traffic conditions. The use will not adversely affect neighboring or surrounding property. The lot is reasonably necessary and convenient to the use it proposes to serve. It is therefore ORDERED that this application is hereby GRANTED subject to the following CONDITIONS:

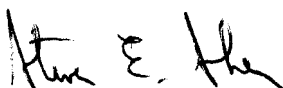
- a. Approval shall be for a period of four (4) YEARS from the date of expiration of the previous Certificate of Occupancy which may be renewed at the discretion of the Board upon the filing of a proper application.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight inch coping shall be erected and maintained along each side of all driveways to protect the public space.

- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 4-0 (Charles R. Norris, William F. McIntosh, Chloethiel Woodard Smith and Leonard L. McCants)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 22 SEP 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.